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*Angus Street*

ROATH



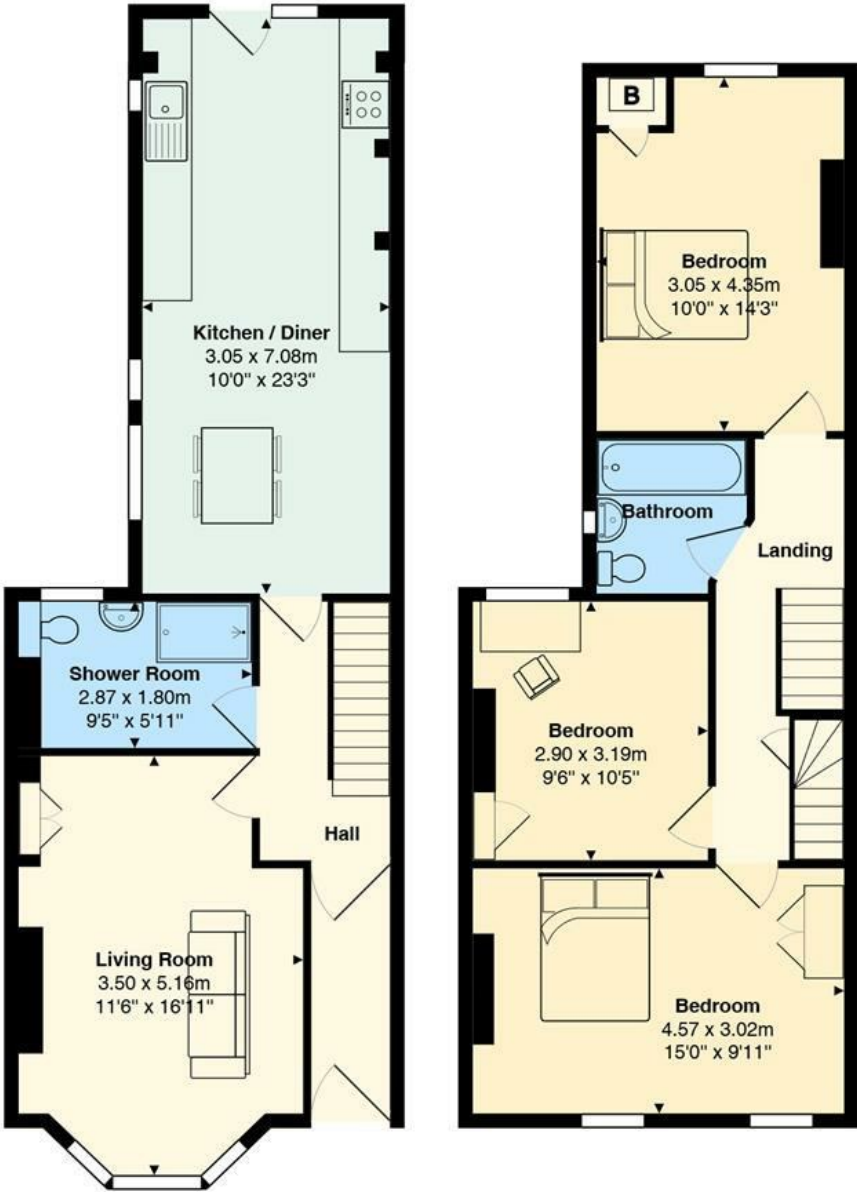
A great period property in the heart of Roath

Comments by Mr Ramzy Bancroft



**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

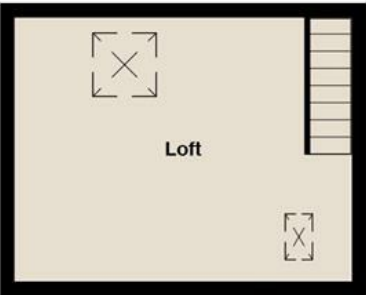
Ramzy@jeffreygross.co.uk



**Angus Street**

Total Area: 114.1 m<sup>2</sup> ... 1228 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Comments by the Homeowner



# Angus Street

Roath, Cardiff, CF24 3LX

Offers Over

£340,000



3 Bedroom(s)



2 Bathroom(s)



1228.00 sq ft



Contact our  
*Penylan Branch*

02920 499680

\* OFFERS OVER £340,000 \*

A great size period property in the heart of Roath. Offering an entrance hall with original tiled floor, great size lounge, shower room, kitchen diner, landing, three double bedrooms, bathroom and handy loft room. Further benefiting from a court yard garden and NO ONWARD chain. Located on Angus street, you are well placed for Local shops on Albany Rd & Wellfield Rd, as well as Roath Park a short walk away.

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|               |                                                                              |
|---------------|------------------------------------------------------------------------------|
| Hall          | <b>Tenure</b><br>Freehold, but this is to be confirmed by a buyers solicitor |
| Lounge        | <b>School catchment</b><br>Roath Park Primary School<br>Cardiff High School  |
| Shower room   | Ysgol Y Berllan Deg<br>Ysgol Gyfun Gymraeg Bro Edern                         |
|               | *subject to change & availability                                            |
| Kitchen diner | <b>Council tax</b><br>Band - E                                               |
| Landing       |                                                                              |
| Bedroom 1     |                                                                              |
| Bedroom 2     |                                                                              |
| Bedroom 3     |                                                                              |
| Bathroom      |                                                                              |
| Loft room     |                                                                              |
| Garden        |                                                                              |





| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>83</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            | <b>69</b> |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

